

OFFICE LOCATION:

Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY

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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING
AGENDA

APRIL 4, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **May 2, 2016** at **6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Conditional Preliminary Plat Determinations:

Noone, Margaret - This proposal is for a 2-lot Standard Subdivision of a 21,016 sq. ft. parcel where Lot 1 = 10,501 sq. ft. and Lot 2 = 10,515 sq. ft. in the R-40 & B Zoning Districts. The property is located at 210 Sigsbee Road, on the west side of Sigsbee Road, 164' south of Main Road, in Mattituck. SCTM#1000-143-1-4.1

Sutton, Alexander & Tracy - This proposal is for a Standard Subdivision of a 1.82 acre parcel where in 2010 the Zoning Board of Appeals granted an Area Variance to allow for this parcel to be subdivided into two lots where Lot 1 equals 1.13 acres and Lot 2 equals 0.69 acres, located in the R-40 Zoning District. The property is located at 1160 North Bayview Road, 111.56 feet northeast of Liberty Lane and Victoria Drive, Southold. SCTM#1000-78-9-54 & 78

Final Plat Determinations:

Aries Estates - This proposal is for a Standard Subdivision of an 11.4-acre parcel into two lots, where Lot 1 equals 5.7 acres, including 3.3 acres of open space, and Lot 2 equals 5.7 acres, including 3.2 acres of open space, in the R-80 Zoning District. The property is located at 3995 Private Road #1, approximately 334.1' to the east of Stars Road, in East Marion. SCTM#1000-22-3-2

Robertson and Johnson - This proposed Lot Line Change will transfer 0.46 acres from SCTM#1000-74-1-2 to SCTM#1000-67-3-10. SCTM#1000-67-3-10 will increase from 0.24 acres to 0.70 acres, and SCTM#1000-74-1-2 will decrease from 0.46 acres to 0 acres in the R-40 Zoning District. This project is located at 55 Dickerson Street & 2730 Henry's Lane, approximately 2,690 feet north of County Route 48, in Peconic.

Set Hearings:

Boccio, Michael & Jennifer - This proposal is to remove a 50' right-of-way notation from Lot 4 of the previously approved subdivision map entitled "Minor Subdivision of Robert T. Bayley dated May 20, 1976. The property is located on s/s of Soundview Avenue, 854' W/of Kenney's Road, Southold. SCTM#1000-59-7-29.5

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Determinations:

Sutton, Alexander & Tracy - SCTM#1000-78-9-54 & 78.

Robertson and Johnson - SCTM#1000-67-3-10 & 74-1-2.

SEQRA Draft Environmental Impact Statement Adequacy:

Tuthill Conservation Subdivision - This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM#s 1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved.

SITE PLANS

Determinations:

Shizen/Oki-do, Ltd. - This proposed action requires a special exception and site plan to construct a holistic health center with a total of 114 transient motel rooms consisting of 23 guest lodges totaling 87 accessory motel units (14 lodges containing 3 unit motel rooms & 9 guest lodges containing 5 unit motel rooms). The remaining 27 motel units are to be located in the main spa building along with a 185 seat restaurant (103 private guest seats, 72 public guest seats), 10 public bar seats, office space, retail gift shop, 27 personal service treatment suites and accessory uses. The proposed action also involves a 3,864 sq. ft. private restaurant annex with 45-99 private guest seats and a covered 758 sq. ft. deck, 1,987 sq. ft. manager's residence with a 687 sq. ft. deck, pool, a 7,205 sq. ft. maintenance and utility building, a sanitary waste treatment facility, 1,160 sq. ft. for three (3) gazebos, man-made water features, replacement of the existing bulkhead, dredging of the 16 slip private marina basin, and various outdoor amenities on a 18.7 acre parcel in the MII Zone located approximately 3,278 ft. south of New York State Road 25 at the south east end of Shipyard Lane known as 2835 Shipyard Lane in East Marion. SCTM #1000-38-7-7.1

8 Hands Farm Amended - This Amended Site Plan is for the proposed construction of a 24 x 42 (1,008 sq. ft.) steel building for cheese making to be connected to an existing agricultural building by a 10 x 12 breezeway and add kitchen and bathrooms to the existing farm stand on 27.5 acres (2 acre reserve; 25.5 acres DRT) in the AC Zoning District. The property is located at 4735 Cox Lane, ±550' s/e/o Cox Lane & CR 48, in Cutchogue. SCTM#1000-96-2-10.1

Approval Extensions:

Tidy Car - This Amended Site Plan is for the applicant to conduct motor vehicle and accessory sales on a previously developed 1.49-acre parcel located in the General Business Zoning District located at 3585 Youngs Avenue, Southold. The property is located at 3585 Youngs Avenue, on the corner of Youngs Avenue & CR 48, in Southold. SCTM1000-55-5-2.2

Set Hearings:

East End Tick & Mosquito Pest Control - This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District. The property is located at 36570 Route 25, ±420' s/w/o of Skunk Lane & Main Road, Cutchogue. SCTM#1000-97-3-2

Sports East Fitness Club - This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 550' (82,500 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District. The property is located at 9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck. SCTM#1000-122-7-9

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

East End Tick & Mosquito Pest Control - SCTM#1000-97-3-2.

Sports East Fitness Club - SCTM#1000-122-7-9.

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **March 7, 2016.**